

Situs : 67 GIFFORD ST

Parcel ID: 059-063

Class: Single Family Residence

Card: 1 of 1

Printed: October 27, 2020

CURRENT OWNER

BLAIN GREGORY
THAMAR BLAIN
67 GIFFORD ST
BROCKTON MA 02301

GENERAL INFORMATION

Living Units 1
Neighborhood 70
Alternate ID 9
Vol / Pg 49546/244
District
Zoning R1C
Class Residential

Property Notes



059-063 03/20/2020

Land Information

Type	Size	Influence Factors	Influence %	Value
SF	7,000			78,400
SF	1,827			1,330

Total Acres: .2026
Spot:

Location:

Assessment Information

	Appraised	Cost	Income	Prior
Land	79,700	79,700	0	74,500
Building	248,600	293,800	0	244,500
Total	328,300	373,500	0	319,000

Manual Override Reason

Base Date of Value 1/1/2020

Effective Date of Value 1/1/2020

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/14/20	CM	Field Review	Other
04/20/18	CP	Field Review	Other
11/16/17	CP	Field Review	Other
06/13/07	BM	Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/18/17	B67142	10,900	EXTERIOR Repair Porch And Side Deck	100
07/20/06	46883	450	BLDG Roof Repair	0

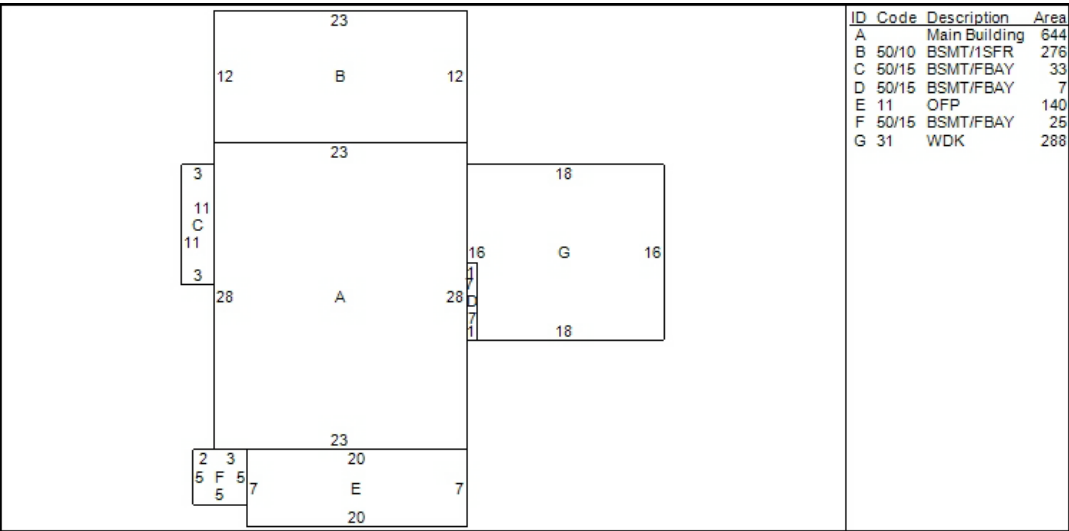
Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/28/18	329,900	Land + Bldg	Valid Sale	49546/244	Quit Claim	BLAIN GREGORY
06/09/17	154,000	Land + Bldg	Repossession	48523/232	Quit Claim	MARIE MELOUSE
04/12/16	229,500	Land + Bldg	Repossession	46798/27	Tax Title Foreclosure	BRANCH BANKING AND TRUST CO
05/01/12	235,000	Land + Bldg	Valid Sale	41304/140		
12/15/11	127,000	Land + Bldg	Change After Sale (Physical)	40727/279		
04/27/06	310,000	Land + Bldg	Valid Sale	32581/179		

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Dwelling Information			
Style	Colonial	Year Built	1900
Story height	2	Eff Year Built	1960
Attic	Full-Fin	Year Remodeled	
Exterior Walls	Al/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	White		
Basement			
Basement	Full	# Car Bsm't Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	Basic	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	
Room Detail			
Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type	Modern	Bath Type	Modern
Kitchen Remod	Yes	Bath Remod	Yes
Adjustments			
Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	
Grade & Depreciation			
Grade	C+	Market Adj	
Condition	Good	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			
Dwelling Computations			
Base Price	293,843	% Good	76
Plumbing	9,787	% Good Override	
Basement	16,711	Functional	
Heating	0	Economic	
Attic	28,784	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	349,130	Additions	28,490
Ground Floor Area	644		
Total Living Area	1,887	Dwelling Value	293,830

Building Notes	



Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information	
Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details												
Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value	
1	50	10			16,260	5	50	15			2,130	
2	50	15			2,580	6		31			3,570	
3	50	15			1,140							
4		11			2,810							